

A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, August 24, 2006

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Public Works
RECOMMENDATION FOR COUNCIL ACTION
ITEM No. 14

Subject: Authorize execution of a construction contract with *SOUTHWEST CORPORATION*, Austin, TX, for Austin City Store improvements in an amount not to exceed \$257,981.

Amount and Source of Funding: Funding in the amount of \$181,873 is available in the Fiscal Year 2005-2006 Approved Operating Budget of the Economic Growth and Redevelopment Services Office, Special Revenue Fund City Hall Retail Tenant Improvements and \$76,108 is available in the Fiscal Year 2005-2006 Approved Operating Budget of the Economic Growth and Redevelopment Services Office.

Fiscal Note: A fiscal note is not required.

Additional Backup Material
 (click to open)
 M/WBE SUB GOALS
REVISED

For More Information: Rossy Farina-Strauss, 974-7207; Jan Stephens, 974-7852; Laura Bohl, 974-7064.

Purchasing Language: Lowest of two bids received.

MBE/WBE: 17.34% MBE and 0.25% WBE subcontractor participation.

The Austin City Store, a new retail venture for the City of Austin, will occupy approximately 1,435 square feet on the first floor of City Hall at the northwest corner along 2nd Street. The store will be operated by the Convention Center Department and will sell products that positively promote City services and the Austin community. Locally created artwork, jewelry and clothing will also be available through rotating consignment agreements with local artisans. It is anticipated the store will be open in December 2006.

The design of the store is similar to a museum store and includes specific materials and waste management requirements for the City to achieve a Leadership in Energy and Environmental Design (LEED) Silver Certification from the U. S. Green Building Council, under the Commercial Interiors standards. The work consists of the installation of flooring, lighting, heating and air conditioning, painting, millwork and display units and shelving. A signage allowance of \$10,000 is also included in the construction contract for a total construction amount of \$257,981. The contract allows 75 calendar days for completion of this project.

Bid documents were distributed to five general contractors. Bids were opened August 15, 2006. Southwest Corporation submitted the lower of two bids received:

Southwest Corporation, Austin, TX	\$247,981.00
Prism Development, Inc. (MBE/MH), Austin, TX	\$278,577.00

The contractor's choice of work methodology provides for nine areas of subcontracting opportunities: drywall, painting, flooring, concrete, mechanical, electrical, millwork, fire sprinkler systems and cleaning.

Participation sub goals stated in the solicitation were: 11.16% MBE and 5.74% WBE. Total participation estimated on base bid amount of \$247,981.00:

NON M/WBE TOTAL – PRIME	\$85,098.00	34.32%
Southwest Corporation, Austin, TX	\$85,098.00	34.32%
MBE TOTAL – SUBCONTRACTORS	\$42,989.00	17.34%
C & M Interiors, Austin, TX (drywall)	\$10,090.00	4.07%
Austex Concrete, Austin, TX (concrete)	\$5,657.00	2.28%
(MN) Infinity Mechanical Services, Austin, TX (mechanical)	\$20,992.00	8.47%
(MB) Professional Wallcoverings, Austin, TX, (painting)	\$6,250.00	2.52%
WBE TOTAL – SUBCONTRACTORS	\$625.00	0.25%
Iron Lion / JC2dc2 Enterprises, Austin, TX (construction cleaning)	\$625.00	0.25%
NON M/WBE TOTAL – SUBCONTRACTORS	\$119,269.00	48.09%
Buda Woodworks, Buda, TX (millwork)	\$55,600.00	22.42%
Intertech Flooring, Austin, TX (flooring)	\$6,000.00	2.42%
DSB Electric, Austin, TX (electric)	\$55,578.00	22.41%
Western States Fire Protection, Pflugerville, TX (fire sprinkler)	\$2,091.00	0.84%

The Contractor submitted a MBE/WBE Compliance Plan that demonstrated a Good Faith Effort and was approved by the Department of Small and Minority Business Resources. Second low bidder information is provided.

SECOND BIDDER – Prism Development, Inc., Austin, TX - \$278,577
 58.58% MBE prime participation; 2.24% MBE; 0% WBE; and 39.18% Non M/WBE subcontractor participation.